

MEDICAL OFFICE FOR SALE



**COLDWELL BANKER
COMMERCIAL**
HARTUNG



1612 WEST PLAZA DRIVE
TALLAHASSEE, FL 32308

Sale Price:	\$695,000
Building:	3,277 SF +/-
Acres:	0.10 +/-
Zoning:	PUD - Eastwood Office Plaza PUD

CHIP HARTUNG
President, CCIM, SIOR

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chip@cbhartung.com email

cbhartung.com website

Showing Instructions:
Occupied - Appointment Only

Coldwell Banker Commercial Hartung
3303 Thomasville Rd.
Tallahassee, FL 32308
850.386.6160 Office
850.386.1797 Fax

The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.

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EAST TALLAHASSEE OFFICE LOCATION

PROPERTY HIGHLIGHTS

- 1612 West Plaza Drive, Tallahassee, FL 32308
- Building approx. 3,277 SF, Built 1980
- Floor plan includes 6 exam rooms, 3 doctor's offices, waiting room, reception area, 5 bathrooms, extra rooms & storage
- Property has abundant parking
- Parcel ID #112860 B0030
- Zoning PUD - Eastwood Office Plaza
- 2024 Real Estate Taxes \$5,495.48
- Average monthly utilities are approx. \$425
- Existing use is medical office

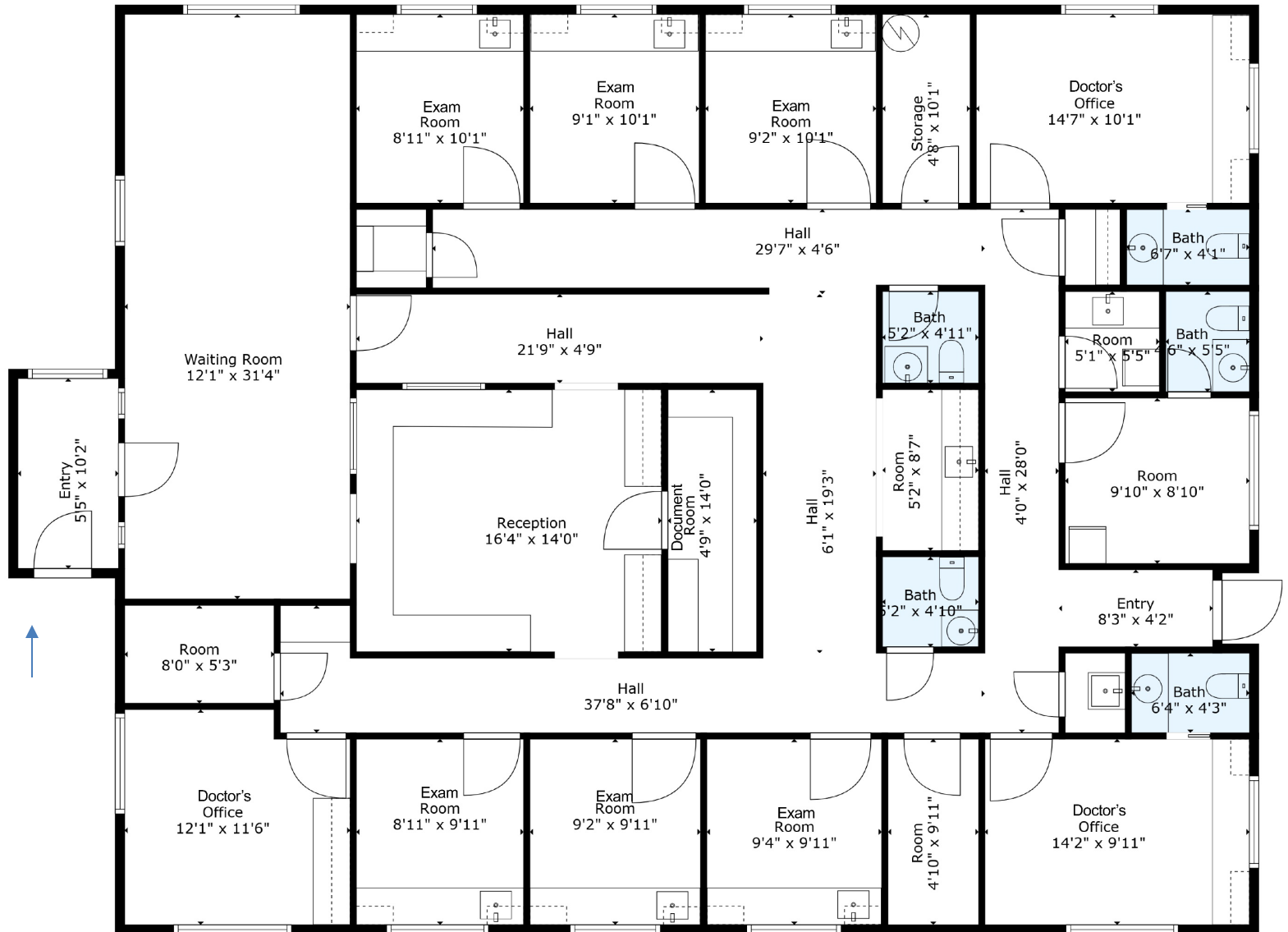
LOCATION

- Located in **Eastwood Office Plaza**, which is established and well known
- **Eastwood Office Plaza** is medical office complex consisting of pharmacy, medical/specialty offices, dental and other business offices
- Close to Riggins Rd, Blair Stone Rd & Mahan Dr
- Within 2.4 miles to TMH Hospital & 2 miles of HCA Florida Hospital

FLOOR PLAN



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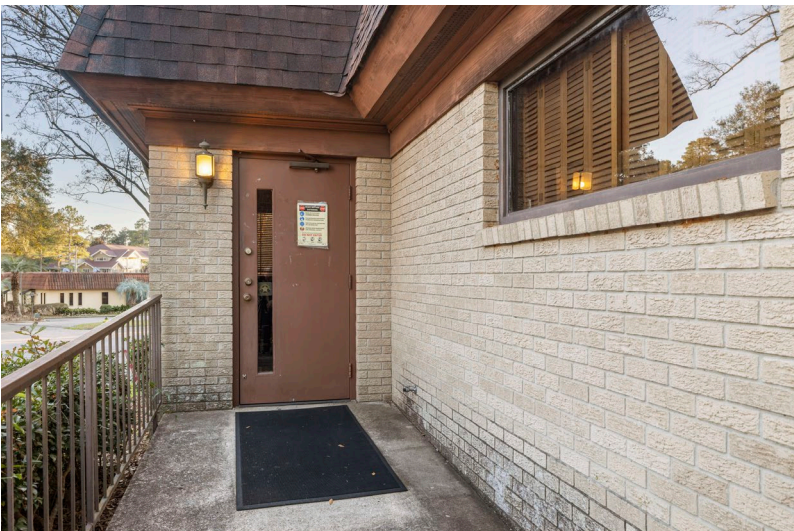
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EXTERIOR IMAGES



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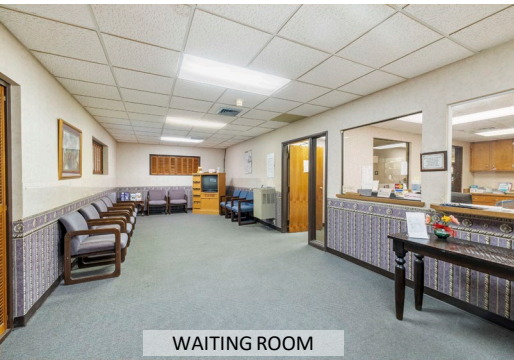
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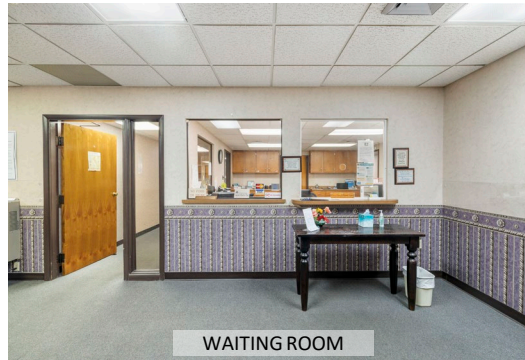
INTERIOR IMAGES



**COLDWELL BANKER
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WAITING ROOM



WAITING ROOM



WAITING ROOM



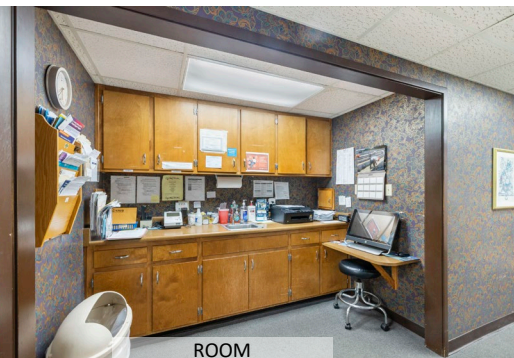
RECEPTION



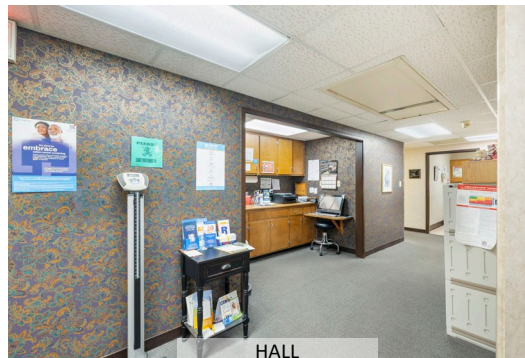
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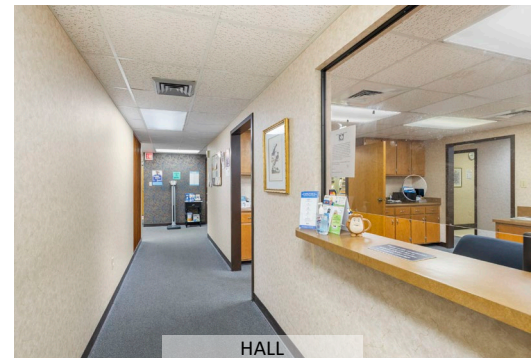
RECEPTION / DOCUMENT ROOM



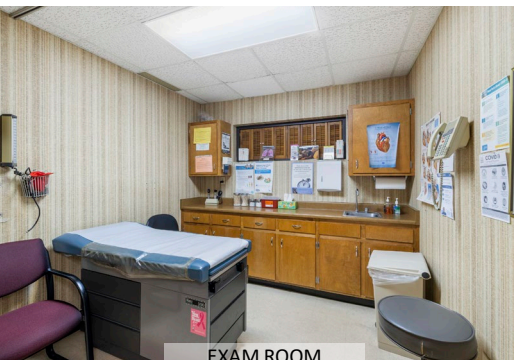
ROOM



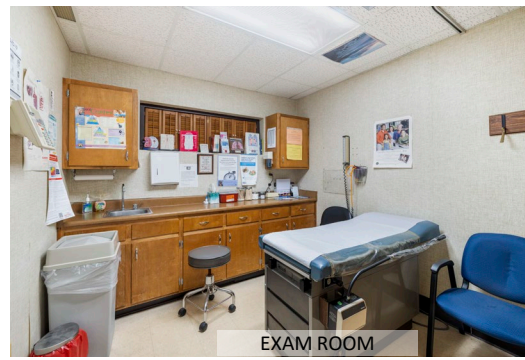
HALL



HALL



EXAM ROOM



EXAM ROOM



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INTERIOR IMAGES



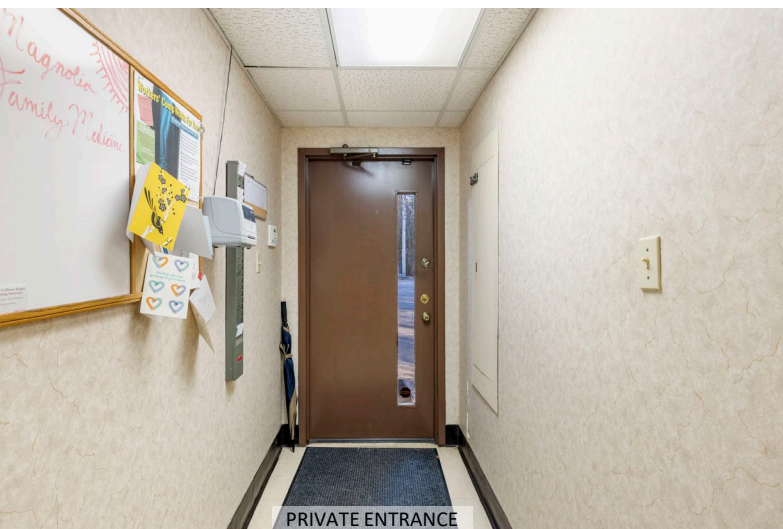
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DOCTOR'S OFFICE



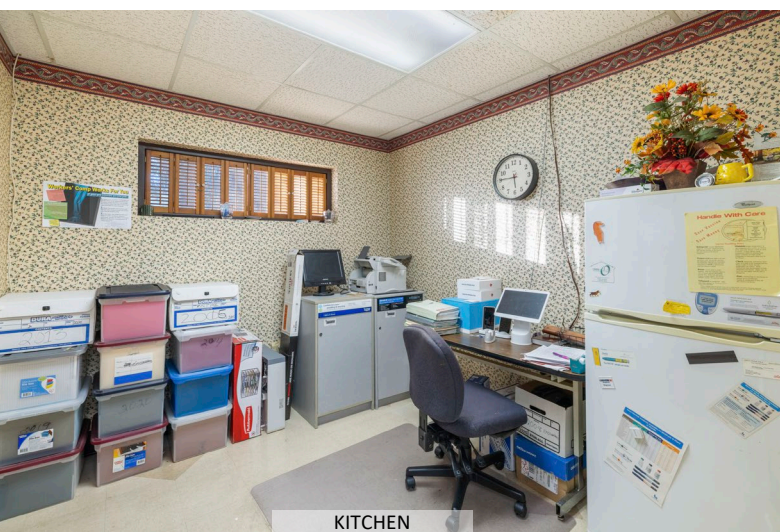
DOCTOR'S OFFICE



PRIVATE ENTRANCE



HALL



KITCHEN



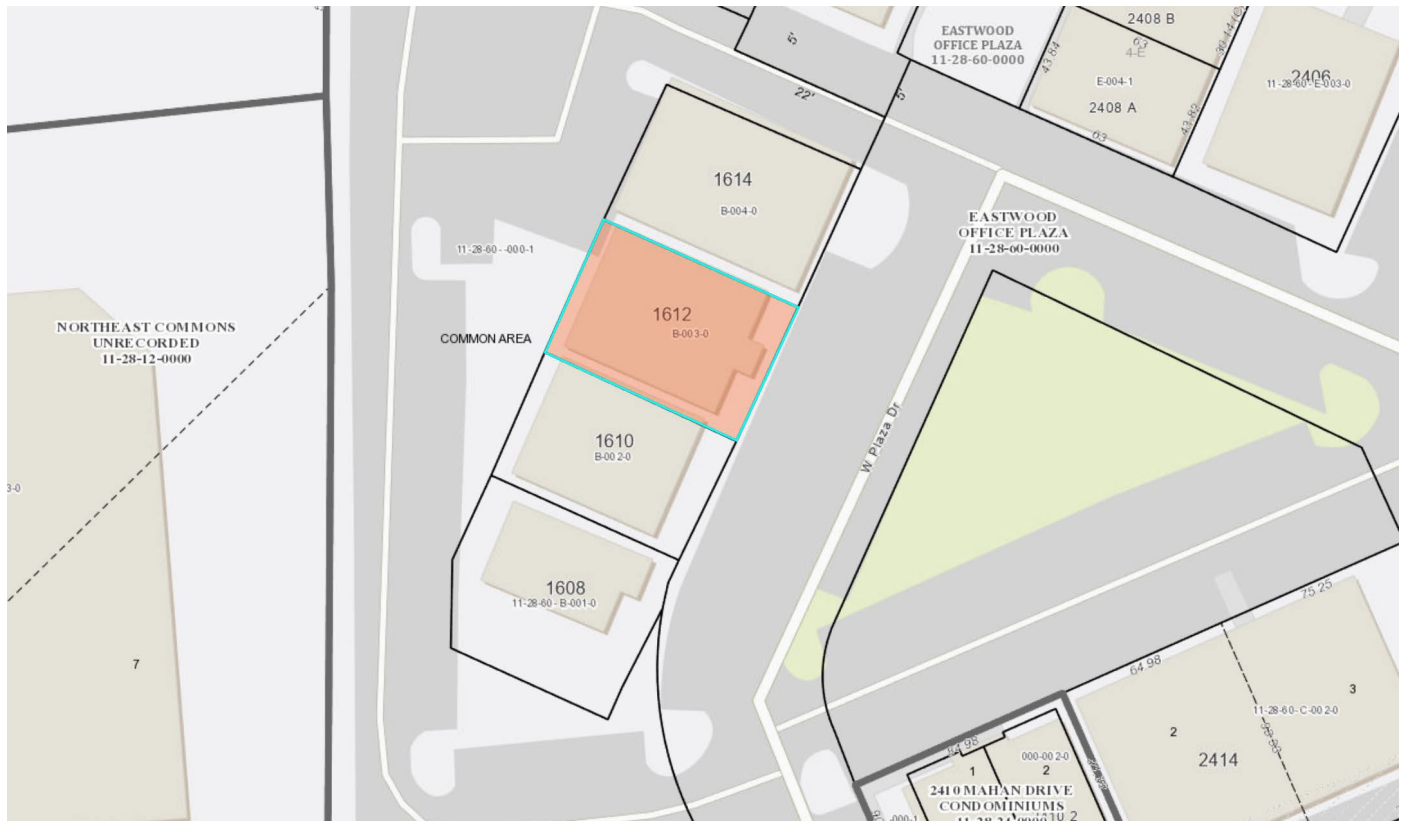
KITCHEN

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LOCATION MAP



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BUSINESS MAP



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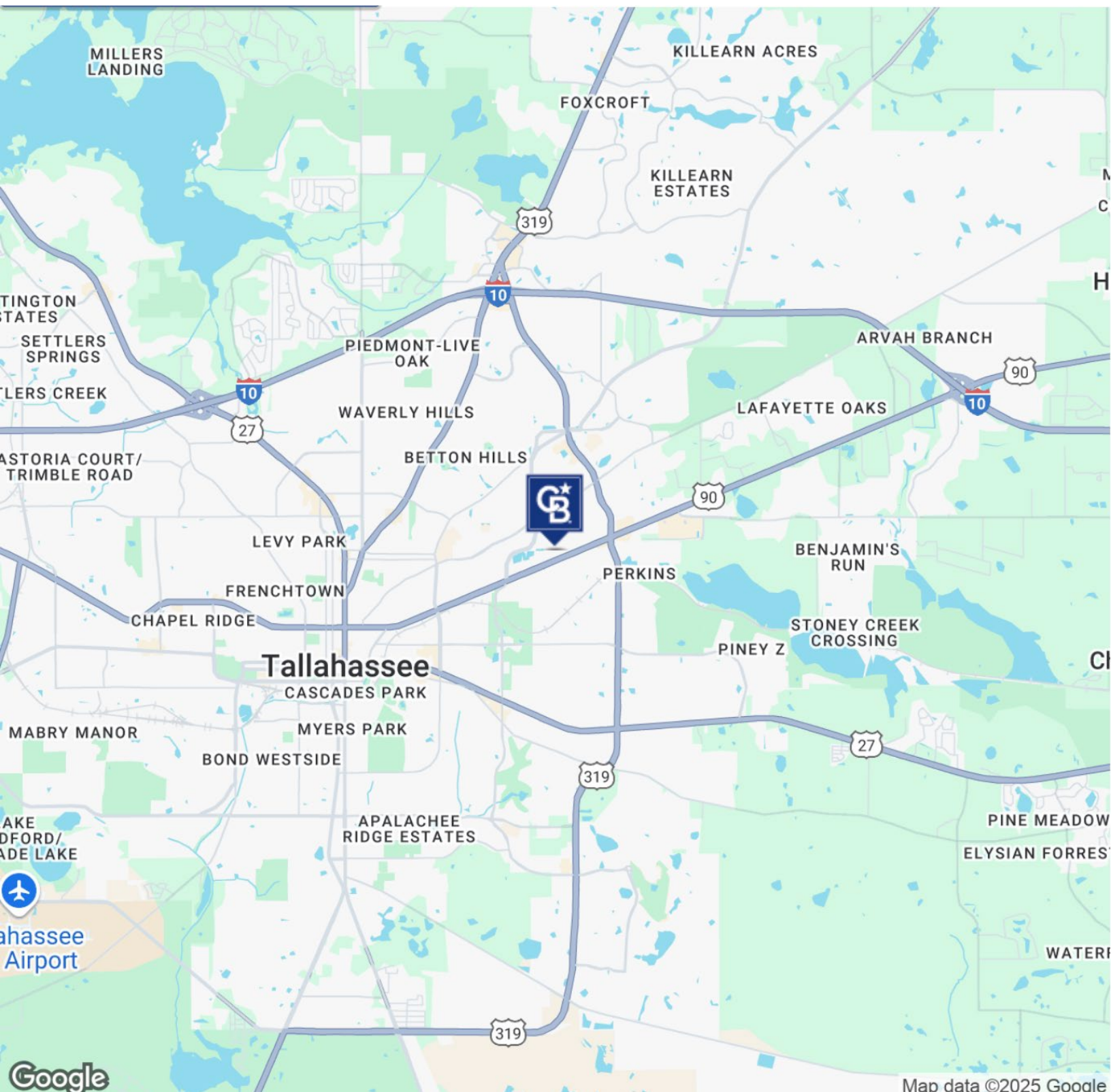
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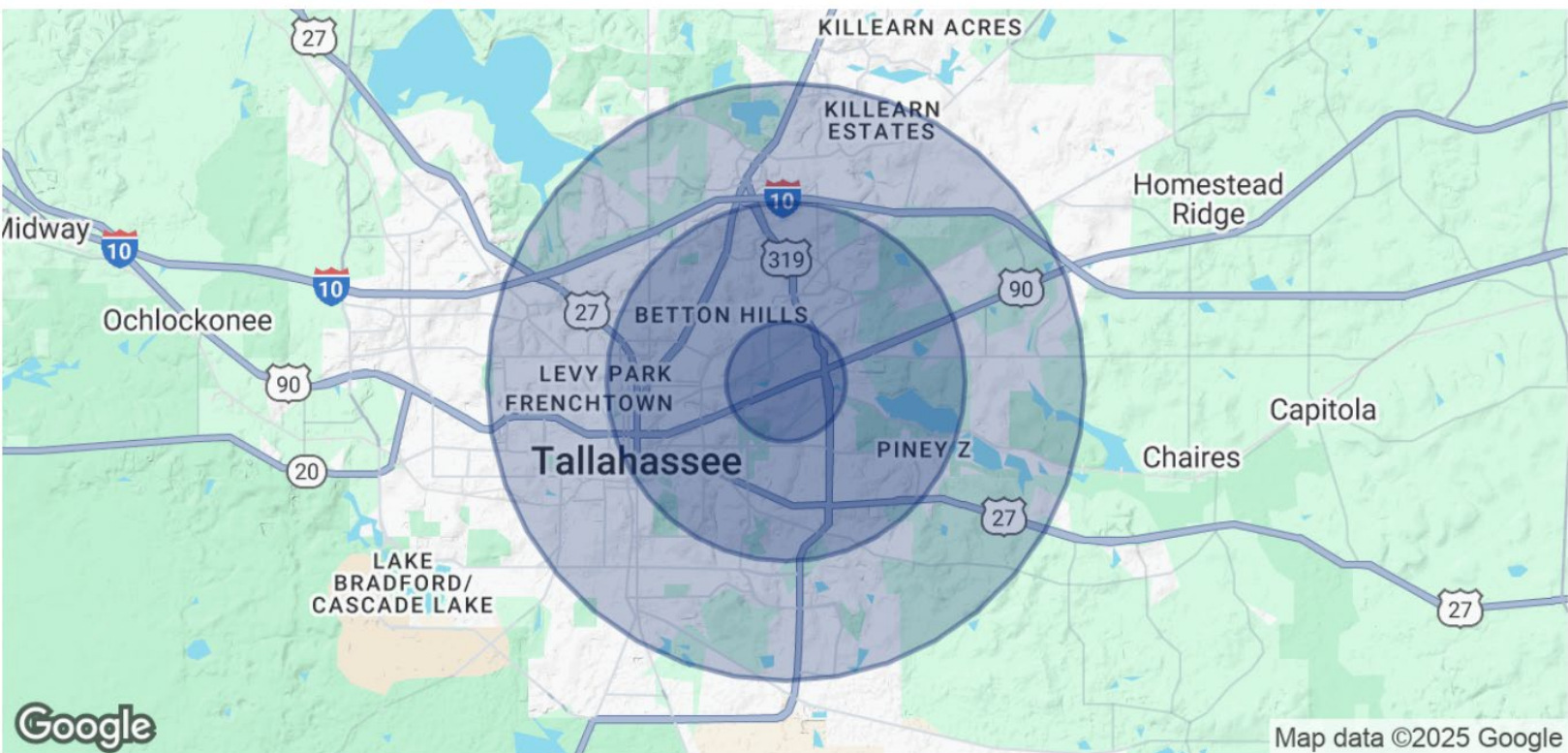
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DEMOGRAPHICS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,206	59,753	168,652
Average Age	42	42	36
Average Age (Male)	40	40	35
Average Age (Female)	43	43	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,140	28,903	72,394
# of Persons per HH	2	2.1	2.3
Average HH Income	\$84,617	\$94,321	\$83,880
Average House Value	\$281,273	\$339,722	\$291,667

Demographics data derived from AlphaMap

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